

Halfpenny Cottage



Halfpenny Cottage, Shipton Moyne, GL8 8PN

A beautiful semi-detached period cottage in the heart of the village

Description

Halfpenny Cottage is a beautiful semi-detached cottage which seamlessly blends contemporary living with Cotswold charm. The property was elegantly refurbished to a high standard a couple of years ago with an emphasis made on retaining original period features such as the stone mullion windows and exposed beams and integrating modern technology and features with underfloor heating on the ground floor and solid oak doors throughout.

The accommodation offers superb living spaces which are full of charm and character.

The kitchen/ breakfast room with bespoke fitted Russell Alexander units is clearly the heart of the house and is ideal for everyday family living and superb for entertaining friends and family. The bi-folding doors offer a seamless transition from indoor to outdoor living in the warmer months and let in an abundance of natural light.

The adjacent utility room, with separate outdoor access, keeps those muddy wellies nicely out of the way!

The sitting room with black-oiled oak floor is perfect for relaxing with a good book on a chilly day in front of the stone fireplace with wood burning stove.

A cloakroom is a great addition to the ground floor living space.

Upstairs comprises three bedrooms and two bathrooms, one of which is en suite.

The rooms have been thoughtfully laid out to allow for ample discreet storage and are all bright and light.

Outside, the terrace is ideal for al fresco dining and overlooks the enclosed garden, which is predominantly laid to lawn, interspersed with beautiful herbaceous borders. To the side of the house is private off-road parking and a garage.

*Tetbury 3 miles
Malmesbury 3 miles
M4 (Junction 17) 9 miles
Kemble 10 miles
(London Paddington 75 mins)
Cirencester 13 miles
Bath 23 miles
Bristol 26 miles*

All distances are approximate

Entrance Hall • Sitting Room • Kitchen/ Breakfast Room
Utility • 3 Bedrooms • 2 Bathrooms • Terrace • Garden
Off-road parking • Garage





General Information

Tenure: Freehold.

Services: Mains electricity, water and drainage. Oil-fired heating.

Postcode: GL8 8PN.

Viewing: Strictly by appointment through Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 623000. Council Tax Band F. EPC rating C.



Location

Halfpenny Cottage is superbly situated in the heart of honey-honed Shipton Moyne, a quintessential Cotswold village 3 miles south of Tetbury. The village is home to a wonderful community and The Cat and Custard Pot pub just down the road comes in handy after a long walk in the nearby countryside.

The historic towns of Tetbury and Malmesbury are a short drive away and with their selection of lovely boutiques, antique stores and cafés, offer everyday shopping facilities, whilst more extensive shopping can be found in the larger towns of Bath and Bristol.

Known as the 'Capital of The Cotswolds', Cirencester a few miles north east, is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting independent shops, restaurants, cafés and twice weekly markets.

The area offers an excellent choice of schooling and includes superb public, state and grammar

schools such as Westonbirt, Beaudesert Park, Pinewood, Malmesbury Church Of England School, St Mary's and St Margaret's to name a few.

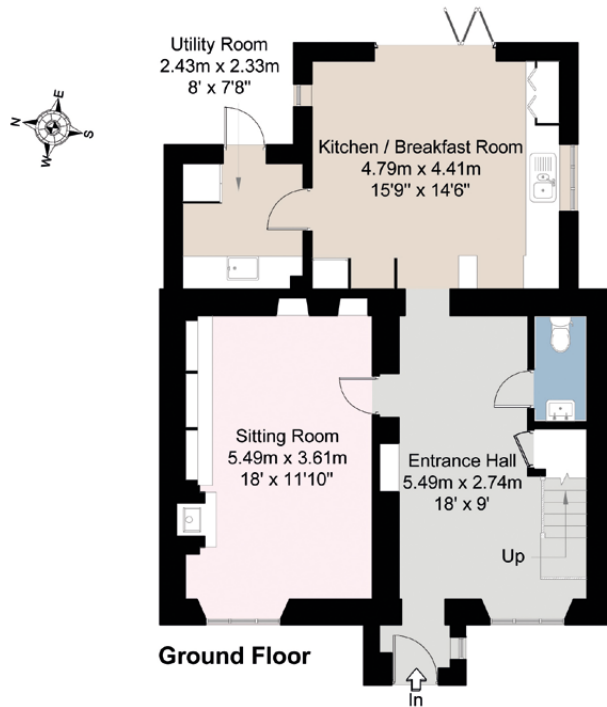
Sporting opportunities are abundant in the area with nearby golf courses in Westonbirt and Minchinhampton; bridle paths are plentiful and the Beaufort Polo Club is just down the road; sailing and water sports can be enjoyed at The Cotswold Water Park.

Westonbirt Arboretum a few miles away is an internationally renowned magical tree garden, where you can explore trees from all over the globe. Walking paths are abundant and various events take place throughout the year including concerts and seasonal activities.

Communications in the area are excellent with easy access to major hubs and international airports in the South West, the Midlands and London via the M4 and M5 motorways and well-connected direct train services from both Kemble and Swindon.

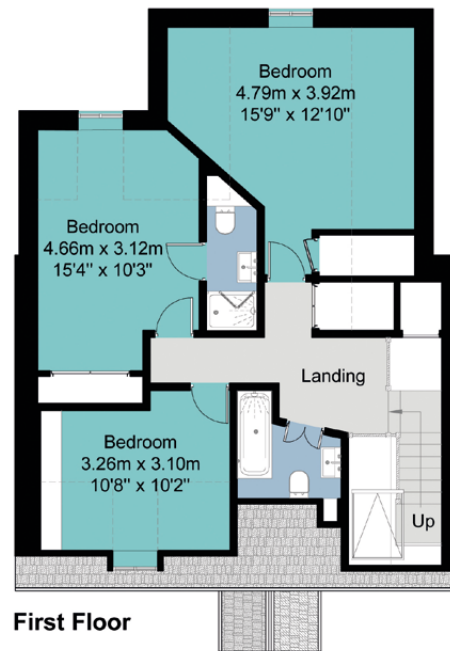


Halfpenny Cottage, The Street, Shipton Moyne, Tetbury, Gloucestershire



Ground Floor

Outbuildings
Not Shown In Actual Location Or Orientation

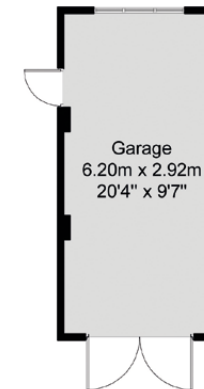


First Floor

House Approximate IPMS2 Floor Area 128 sq metres / 1378 sq feet
Garage 18 sq metres / 193 sq feet

Total (Includes Limited Use Area) 146 sq metres / 1571 sq feet
17 sq metres / 183 sq feet

 = Limited Use Area



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Job No SP1849

This plan is for identification and guidance purposes only.

Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard

SHARVELL PROPERTY
— THE COTSWOLD ESTATE AGENCY —

t: 01285 831 000 | e: office@sharvellproperty.com

Rowan Tree House, Robinson Lane, Woodmancote, Cirencester, Gloucestershire, GL7 7EN

www.sharvellproperty.com

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